



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PM-3**

February 13, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**NEW FIRE STATION 93 PROJECT
MITIGATED NEGATIVE DECLARATION
ADOPT AND ADVERTISE - LAND CONVEYANCE
SPECS. 6833; C.P. 70962
SUPERVISORIAL DISTRICT 5
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE FIRE CHIEF THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF
THE CONSOLIDATED FIRE PROTECTION DISTRICT:**

1. Acting as responsible agency, pursuant to the California Environmental Quality Act (CEQA), consider the enclosed Initial Study and Mitigated Negative Declaration adopted by the Planning Department of the City of Palmdale, as lead agency, for the New Fire Station 93 project; together with any comments received during the public review process, find that there is no substantial evidence that the project will have a significant effect on the environment; certify that the Board has independently considered and reached its own conclusions regarding the environmental effects of the proposed project; and approve the Mitigated Negative Declaration.
2. Adopt the Mitigation Measure contained in the Notice of Determination to ensure compliance with the project changes and conditions.

3. Authorize the Fire Chief and the Director of Public Works to carry out the project. Delegate authority to the Director of Public Works to manage and deliver the construction of the New Fire Station 93 on behalf of the Consolidated Fire Protection District; to award and execute Consultant Agreements, amendments, and supplements related to this project within the same authority and limits delegated to the Director by your Board for County projects; to accept the project; and to release retention upon acceptance.
4. Adopt plans and specifications for the construction of the New Fire Station 93 at an estimated \$7,002,000 Construction Contract amount. Instruct the Executive Officer of the Board to advertise for bids to be received and opened on March 13, 2007, in accordance with the Instruction Sheet for Publishing Legal Advertisements (Enclosure B).
5. Authorize the Director of Public Works to execute a Consultant Services Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the applicable Contract and bid specifications for a \$16,750 not-to-exceed fee funded by existing project funds and to establish the effective date following Board approval.
6. Instruct the Chief Administrative Officer to accept title to a 0.97-acre parcel of land from the City on behalf of the County as the future site of the New Fire Station 93; upon completion of the transfer, find that the subject parcel is not needed for any present or future County use; find that the construction and operation of Fire Station 93 will benefit County residents; authorize the gratis transfer of the 0.97-acre parcel from the County to the Fire District; and authorize the Chief Administrative Officer to execute any and all documents required to complete the transaction.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommendations will allow Public Works to advertise construction bids for the New Fire Station 93 project in the City.

On February 1, 2005, your Board approved a Planning and Development Agreement between the Fire District and the City. The Agreement addresses the increasing need for fire protection and emergency medical services in the City, which is experiencing rapid population growth and development. As a condition of this Agreement, the City will convey the land for the New Fire Station 93 to the County, construct the off-site water and sewer infrastructure, and reimburse the Fire District for up to 24 percent of

the project costs. In return, the Fire District will fund the project costs and will make a good faith effort to complete construction within 38 months of land conveyance.

In 1988, the County of Los Angeles transferred property to the City to be developed as a public park, known today as Domenic Massari Park. In 1993, the City acquired additional land adjacent to the park site so that the City could set aside 0.97 acres for construction of the New Fire Station 93. The original property conveyed by the County has a deed restriction requiring that the land be used for public park and playground purposes. The City, therefore, is in the process of conveying the 0.97 acres back to the County. Upon completion of the Certificate of Acceptance, the County can then deed the site gratis to the Fire District without the public park use restriction. The New Fire Station 93 will serve the City as well as surrounding unincorporated areas.

The proposed project is a new 11,944-square-foot Battalion Headquarters Fire Station, which consists of a three-bay apparatus room, main office, day room, kitchen, an exercise room, Battalion Chief office and dormitory, and dormitory quarters for seven personnel. The architectural plan conforms to the Fire District's new station prototype design/construction specifications adopted in 1999 and complies with the Americans with Disabilities Act.

In February 2005, your Board awarded an Architectural Agreement to William Loyd Jones, Architect, for design of the New Fire Station 93 project. Plans and specifications are now completed. We are recommending that your Board advertise construction bids to implement the proposed project, which will provide fire protection and emergency medical services to the growing constituency in the City.

The Mitigated Negative Declaration approved by the City, as the lead agency to implement a policy of limited siren use within residential neighborhoods unless required for safety, indicated that the project with the proposed mitigation measure would not have a significant effect on the environment. In accordance with the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, a draft Mitigated Negative Declaration was prepared and circulated for public review and must be approved by your Board prior to the start of construction.

The proposed Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification is critical to successfully manage construction activities by the contractor and County, and a responsible contractor must be able to produce such a construction schedule. Bid specifications provide that if the apparent lowest bidder fails to complete an acceptable schedule, the Director may return to your Board to recommend that the bidder be

determined nonresponsible and recommend awarding the Construction Contract to the next lowest bidder, contingent on that bidder completing a baseline schedule, which conforms to the County's specifications.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goal of Service Excellence as this new Fire Station will improve the efficiency, quality, and responsiveness to provide additional fire protection and emergency medical services to all residents within the City and adjoining County unincorporated area.

FISCAL IMPACT/FINANCING

Public Works' independent cost estimate for the base Construction Contract is \$7,002,000, without contingency. The independent cost estimate reflects recent market increases in construction material costs and results in a potential \$10,445,400 total project budget cost estimate, including Change Order contingency, Civic Art allocation, inspection, Contract administration, project management, consultant services, and jurisdictional fees.

In light of the volatility of the current construction market, we are recommending that your Board defer any approval of the project budget until the bid process has been completed. At that time, we will return to your Board with final recommendations regarding project scope, funding, and award of the Construction Contract.

The total project cost estimate for the New Fire Station 93 project will be funded by the Fire District Accumulated Capital Outlay Fund. The City will reimburse the Fire District 24 percent of the total project cost from their Fire Facilities Impact Fees in accordance with the Agreement approved by your Board on February 1, 2005. The reimbursement percentage is based on the City's estimate of buildup in the area serviced by Fire Station 93 at the time the Agreement was approved by your Board.

The Project Schedule and Budget Summary are detailed in Enclosure A.

Operational Financing

Following construction of the proposed New Fire Station 93, the Fire District anticipates incurring one-time, \$150,000 start-up costs for furniture and other equipment. Ongoing annual operating costs for a three-person engine company, two-person paramedic squad, and Battalion Chief and staff at the proposed New Fire Station 93 are estimated

at \$2,537,000. Any net increases in ongoing costs of the new station, including utilities, will be absorbed by the Fire District's operating budget following occupancy.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

To ensure that the Contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

ENVIRONMENTAL DOCUMENTATION

In accordance with the provisions of CEQA and the County Environmental Reporting Procedures and Guidelines, an Initial Study and Mitigated Negative Declaration was prepared by the lead agency, the Planning Department of the City, and made available for public comments from June 17 through July 7, 2005. The approving agency, Planning Commission of the City, held a public hearing on the proposed project on July 7, 2005, and determined that the project with the proposed mitigation measure will not have a significant effect on the environment. The City's Planning Department sent a Notice of Determination to the County of Los Angeles Registrar-Recorder/County Clerk, and the Notice of Determination was posted on December 22, 2005, until January 23, 2006. No challenge to the City's determination was received from the public. The City-approved Initial Study, Mitigated Negative Declaration, and Notice of Determination are enclosed (Enclosure C).

The Mitigated Negative Declaration and Notice of Determination show that there is no substantial evidence, in light of the whole record before the County, that the project, with the included mitigation measure, may have a significant effect on the environment.

CONTRACTING PROCESS

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B). Following receipt of bids, we will return to your Board for Construction Contract award.

As requested by your Board on February 3, 1998, this Contract opportunity will be listed on the Doing Business with Us website.

Public Works has evaluated and determined that the County Code Chapter 2.201 (Living Wage Program) does not apply to this Construction Contract as this Contract is for non-Proposition A services.

Participation by Community Business Enterprises (CBE) in the project will be encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during or after construction of the proposed project. Upon completion of the New Fire Station 93, the

The Honorable Board of Supervisors
February 13, 2007
Page 7

Fire District will be able to better meet the fire protection and emergency medical needs of the growing constituency in the City and surrounding unincorporated areas.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Fire District, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

P. MICHAEL FREEMAN
Fire Chief

LF:ma
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Enc. 3

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

February 13, 2007

ENCLOSURE A

**NEW FIRE STATION 93 PROJECT
MITIGATED NEGATIVE DECLARATION - ADOPT AND ADVERTISE
LAND CONVEYANCE - SPECS. 6833; C.P. 70962**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Needs Assessment	Completed
Project Feasibility	Completed
Project Program	Completed
Design Construction Document Submittal Jurisdictional Approval	Completed
Construction Bid and Award	5/22/07
Construction Substantial Completion Project Acceptance	7/09/08 9/09/08

II. PROJECT SUMMARY

Budget Category	Estimated Budget
Land Acquisition	\$ 0
Construction	
(a) Base Construction	\$ 7,002,000
(b) Change Order (10 percent)	\$ 700,200
(c) Utilities	\$ 50,000
(d) Civic Art	<u>\$ 78,000</u>
Subtotal	\$ 7,830,200
Equipment	
Telecommunications	\$ 179,000
Design	
Plans and Specifications	\$ 755,000
Consultant Services	
(a) Materials Testing & Inspection	\$ 70,000
(b) Estimating	\$ 21,000
(c) Scheduling	<u>\$ 28,200</u>
Subtotal	\$ 119,200
Misc. Expenditures	
(a) Office of Affirmative Action	\$ 20,000
(b) Legal and Advertising	\$ 20,000
(c) Furniture, Fixtures, and Equipment	<u>\$ 90,000</u>
Subtotal	\$ 130,000
Jurisdictional Review and Plan Check	\$ 25,000
County Services	\$ 1,417,000
TOTAL	\$10,445,400

February 13, 2007

ENCLOSURE B

**NEW FIRE STATION 93 PROJECT
MITIGATED NEGATIVE DECLARATION - ADOPT AND ADVERTISE
LAND CONVEYANCE - SPECS. 6833; C.P. 70962**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing, materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC.</u> <u>FEE</u>	<u>DATE OF BID</u> <u>OPENING</u>
5	6833	New Fire Station 93 5624 East Avenue R Palmdale, CA 93550	\$75	03/13/07

Copies of the project manual and drawings may be obtained at the Cashier's office, Department of Public Works, 900 South Fremont Avenue, Mezzanine Floor, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's office no later than 1:45 p.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 2 p.m. on this date in Project Management Division II, Main Conference Room, 900 South Fremont Avenue, 5th Floor, Alhambra, California 91803. For further directions, please contact Brian Soria the Public Works' Project Management Team at (626) 458-2588.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a B license classification at the time of bid submittal. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, to contract with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated February 13, 2007.

Specs. 6833

SACHI A. HAMAI, EXECUTIVE OFFICER
OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

93

NOTICE OF DETERMINATION

TO: Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Department
38250 Sierra Highway
Palmdale, CA 93550

Case Planner: Amy Brislen, Junior Planner

Applicant: Los Angeles County Fire Department

Address: 1320 N. Eastern Avenue
Los Angeles, CA 90063

Case: Site Plan Review 4-05-2

Description of Project: Site Plan Review 4-05-2 is an application to develop a one-acre site for a fire station consisting of one building totaling 10,850 square feet

Location: South side of Avenue R approximately 100 feet west of 57th Street East

Site Plan Review 4-05-2 was approved by the Planning Commission of the City of Palmdale on July 7, 2005. It has been determined that the project will not have a significant effect on the environment and the Planning Commission approved a Mitigated Negative Declaration for the project in compliance with the provisions of the California Environmental Quality Act, as amended.

The mitigation measure which was made a condition of approval of the project is:

1. The Los Angeles County Fire Department shall implement a policy of limited siren use within residential neighborhoods unless required for safety.

The document is on file and available for review at the City of Palmdale, Planning Department, 38250 Sierra Highway, Palmdale, California 93550.

Dated: December 16, 2005

THIS NOTICE WAS POSTED
ON DEC 22 2005
UNTIL JAN 23 2006
REGISTRAR-RECORDER/COUNTY CLERK


Laurie Lile, Director of Planning
City of Palmdale

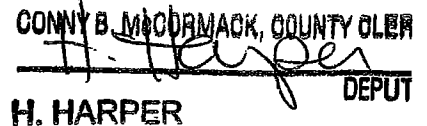
RECEIVED
JUN 27 2006

05-0018271

DEPT. PUBLIC WORKS
PROJECT MANAGEMENT DIVISION II

FILED

DEC 22 2005

CONNIE B. MACDONALD, COUNTY CLERK

H. HARPER DEPUT

CALIFORNIA DEPARTMENT OF FISH & GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county): Site Plan Review (SPR) 4-05-2; south side of Avenue R approximately 100 feet west of 57th Street East; Los Angeles County

Project Description: An application to develop a one-acre site for a fire station consisting of one building totaling 10,850 square feet.

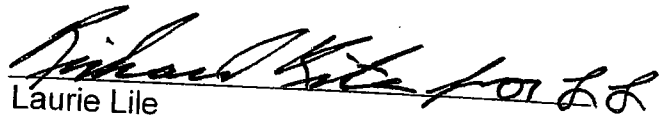
Case Planner: Amy Brislen, Junior Planner

Findings of Exemption (attach as necessary):

1. The City of Palmdale has prepared an initial study for the project which evaluated the potential environmental impacts that could result should the project be implemented; and
2. The initial study and Negative Declaration prepared for the project did not identify any potential for an adverse effect on wildlife resources resulting from development of the proposed project because the site is located in a highly urbanized area on a site which has been disturbed by humans and domestic animals and because the site is designated to develop as a fire station.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Laurie Lile

Title: Director of Planning

Lead Agency: City of Palmdale

Date: 12/16/05

05 0018271

12/22/05 3:15PM 000002W0005 **35
CHECK \$25.00
PAY TO L.A. TREASURER
COUNTY CLERK
FOR DEPOSIT ONLY

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03-01-01 BY 60322
* ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

12/22/05 3:15